



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, JUNE 12, 2006  
Time: 3:15 p.m.

#### Present:

Mayor Watts  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

Councillor Villeneuve

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

Acting City Manager  
Deputy City Clerk  
Acting General Manager, Planning &  
Development  
General Manager, Engineering  
Manager, Current Area Planning & Development,  
North Division  
Manager, Current Area Planning & Development,  
South Division  
Manager, Land Development  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### FLEETWOOD/GUILDFORD

##### 1. 7906-0102-00 9014 - 152 Street

##### **Roger Investments Inc. doing business as Kelly O'Briens/Fleetwood Center Investments Inc.**

Development Permit/Liquor Permit - Neighbourhood Pub

*A Liquor Primary license to allow a neighbourhood pub with an indoor occupant load of 150 and an outdoor occupant load of 30. Development Permit to permit a patio.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit, and a Liquor Permit application on property located at 9014 - 152 Street.

The applicant is proposing:

- a Liquor Primary License; and
- a Development Permit

in order to permit the development of a neighbourhood pub with an indoor occupant load of 150 and an outdoor occupant load of 30 with the hours of

operation from 11:00 a.m. to 11:00 p.m. on Sunday, 11:00 a.m. to 12:00 a.m. Monday through Wednesday and 11:00 a.m. to 1:00 a.m. Thursday through Saturday, and a new patio with the hours of operation from 11:00 a.m. to 10:00 p.m. Sunday through Saturday.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That:

1. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed neighbourhood pub.
2. Council authorize staff to draft Development Permit No. 7906-0102-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issue prior to approval:
  - (a) Finalization of the Development Permit drawings.

RES.R06-1387

Carried

It was then Moved by Councillor Steele  
Seconded by Councillor Martin  
That the Public Hearing on Application  
7906-0102-00 be held at the City Hall on June 26, 2006, at 7:00 p.m.

RES.R06-1388

Carried with Councillors Bose and Hunt  
against.

Councillor Martin left the meeting at 3:20 p.m.

## SOUTH SURREY

2. **7905-0324-00**  
**2203 - 148 Street**  
**Bert Hick, Rising Tide Consultants Ltd./City of Surrey**  
Liquor License - Amendment  
*Proposed expansion of the existing Liquor Primary licensed area (stadium) at Softball City to include the existing restaurant and outdoor patio areas.*  
*Proposed change of hours and changes to terms and conditions of the license.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Liquor License on property located at 2203 - 148 Street.

The applicant is proposing:

- To expand the existing Liquor Primary Liquor Licensed area (stadium) to include the existing restaurant and outdoor patio areas, which are currently under a Food Primary Liquor License.
- To cancel the existing Food Primary Liquor License.
- To amend the Liquor Primary Liquor Licensed person capacity to be as follows:
 

○ Restaurant	150
○ Outdoor Patio	328
○ Stadium	<u>989</u>
○ Total	1,467
- To amend the Liquor Primary Liquor License hours of operation from 11:00 a.m. to 10:00 p.m. Monday to Sunday to 11:00 a.m. to 12:00 midnight Monday to Sunday for the restaurant and outdoor patio areas only. The operating hours in the stadium are to remain unchanged (11:00 a.m. to 10:00 p.m. Monday to Sunday).
- To change the Terms and Conditions of the Liquor Primary Liquor License to allow year round liquor sales in the restaurant and outdoor patio areas only. Liquor sales in the stadium area are to remain seasonal only (April 1 to October 31).
- To change the Terms and Conditions of the Liquor Primary Liquor License to allow full liquor service in the restaurant and outdoor patio areas only. Liquor service in the stadium area is to remain restricted to beer, wine, ciders, and coolers only.
- To expand the minors endorsement on the Liquor Primary Liquor License to include the restaurant and outdoor patio areas.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Steele

Seconded by Councillor Higginbotham

That:

1. a date for Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the following proposed changes to the Liquor Primary and Food Primary Liquor Licenses:
  - (a) Expansion of the existing Liquor Primary Liquor Licensed area (stadium) to include the existing restaurant and outdoor patio areas, which are currently under a Food Primary Liquor License;



- (b) Cancellation of the existing Food Primary Liquor License; and
- (c) Change to the Liquor Primary Liquor Licensed person capacity to be as follows:
  - o Restaurant .....150
  - o Outdoor Patio .....328
  - o Stadium .....989
  - o Total .....1,467
- (d) Change to the Liquor Primary Liquor License hours of operation from 11:00 a.m. to 10:00 p.m. Monday to Sunday to 11:00 a.m. to 12:00 midnight Monday to Sunday for the restaurant and outdoor patio areas only. The operating hours in the stadium are to remain unchanged (11:00 a.m. to 10:00 p.m. Monday to Sunday);
- (e) Change to the Terms and Conditions of the Liquor Primary Liquor License to allow year round liquor sales in the restaurant and outdoor patio areas only. Liquor sales in the stadium area are to remain seasonal only (April 1 to October 31);
- (f) Change to the Terms and Conditions of the Liquor Primary Liquor License to allow full liquor service in the restaurant and outdoor patio areas only. Liquor service in the stadium area is to remain restricted to beer, wine, ciders, and coolers only; and
- (g) Expansion of the minors endorsement on the Liquor Primary Liquor License to include the restaurant and outdoor patio areas.

- 2. Council authorize staff to prepare a resolution for Council's consideration after the Public Hearing. This resolution will indicate whether Council, after due consideration of the results of the Public Hearing, is in favour of the proposed changes to the Food Primary and Liquor Primary Licenses, and if so, recommend to the Liquor Control & Licensing Branch (LCLB) any specific licensing conditions suggested by Council.
- 3. Council include, in its recommendation to LCLB that Council is in favour of the expansion of the minors endorsement on the liquor primary liquor license to include the restaurant and outdoor patio areas on the condition that minors may only be present in the liquor primary licensed establishment when accompanied by an adult and only until 10:00 p.m. daily.

RES.R06-1389

Carried



It was then  
7905-0324-00 be held at the City Hall on June 26, 2006, at 7:00 p.m.  
RES.R06-1390

Moved by Councillor Steele  
Seconded by Councillor Gill  
That the Public Hearing on Application  
Carried

Councillor Martin returned to the meeting at 3:24 p.m.

3. **7905-0220-00**  
**796 - 176 Street**  
**Bruce McWilliam, Pacific Land Resource Group Inc./Peter and Lorraine Schrauwen**  
ALR/Rezoning/Development Permit  
*Non-farm use application in the Agricultural Land Reserve. Rezone from CD-27 (By-law No. 8593) to CD permitting additional area to be used for service uses and a tourist facility. Development Permit to permit construction of a visitor information centre and associated parking.*

The Acting General Manager of Planning & Development submitted a report concerning an application for non-farm use in the Agricultural Land Reserve, a rezoning application, and a Development Permit application on property located at 796 - 176 Street.

The applicant is proposing:

- a non-farm use under Section 20(3) of the Agricultural Land Commission (ALC) Act;
- to amend CD-27 (By-law No. 8593); and
- a Development Permit;

in order to permit the development of a visitor information centre and associated parking.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was  
application to the Agricultural Land Commission.  
RES.R06-1391

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council authorize referral of the  
Carried with Councillor Bose against.

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

4. **7906-0170-00**  
**19073 and 19077 - 69 Avenue; 19096 - 69A Avenue**  
**Mark Nowotny, Qualico Developments Inc./Qualico Developments Inc.**  
Development Variance Permit  
*DVP to reduce the minimum side yard setback of an accessory building and to eliminate the requirement for one additional parking space where a secondary suite or coach house is constructed for 3 recently approved RF-9C lots in East Clayton, to permit construction of double garages.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 19073 and 19077 - 69 Avenue, and 19096 - 69A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following RF-9C regulations:
  - to reduce the minimum side yard setback for an accessory building from 2.8 metres (9 feet) to 1.9 metres (6.2 feet) for Lots 41 and 42;
  - to reduce the minimum side yard setback for an accessory building from 2.8 metres (9 feet) to 1.2 metres (4 feet) for Lot 36; and
  - to eliminate the requirement to provide one additional parking space where a secondary suite or coach house is constructed for Lots 36, 41 and 42

in order to permit the construction of double garages on three recently approved small lots in East Clayton.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7906-0170-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) in the RF-9C Zone, where the side yard of an accessory building is 0 metre on one side, the minimum side yard on the opposite side shall be reduced from 2.8 metres (9 feet) to 1.9 metres (6.2 feet) for Lots 41 and 42;
  - (b) in the RF-9C Zone, where the side yard of an accessory building is 0 metre on one side, the minimum side yard on the opposite side

shall be reduced from 2.8 metres (9 feet) to 1.2 metres (4 feet) for Lot 36; and

- (c) to eliminate the requirement in the RF-9C Zone to provide one additional parking space where a secondary suite or coach house is constructed for Lots 36, 41 and 42.

RES.R06-1392

Carried

5. **7906-0011-00**  
**6735 - 194 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Joseph Foy and Pearl Foy**  
 NCP Amendment/Rezoning  
*NCP Amendment for portions from Medium-High and Low Density to Medium Density. Rezone from RA to RF-9C to allow subdivision into approximately 19 small single family lots with coach houses in East Clayton.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 6735 - 194 Street.

The applicant is proposing:

- an NCP amendment for portions of the subject property from Medium-High Density (15 - 25 upa) and Low Density (6 -10 upa) to Medium Density (10 -15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 19 small single family lots with coach houses in East Clayton.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:



- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend East Clayton NCP to redesignate portions of the land from Medium-High Density and Low Density to Medium Density when the project is considered for final adoption.

RES.R06-1393

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16035" pass its first reading.

RES.R06-1394

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16035" pass its second reading.

RES.R06-1395

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16035" be held at the  
 City Hall on June 26, 2006, at 7:00 p.m.

RES.R06-1396

Carried**6. 7905-0346-00****6715 - 194 Street**

**Clarence Arychuk, Hunter Laird Engineering Ltd./Raymond H. Jurgensen**  
 Rezoning/NCP Amendment

*Rezone from RA to RF-9C to allow subdivision into approximately 15 small single family lots with coach houses in East Clayton. NCP Amendment for portions from Medium-High and Low Density to Low Density.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and an application to amend the Neighbourhood Concept Plan on property located at 6715 - 194 Street.

The applicant is proposing:

- an NCP amendment for portions of the subject property from Medium-High Density (15-25 upa) and Low Density (6-10) to Medium Density (10-15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 15 small single family lots with coach houses in East Clayton.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the land from Medium-High Density (15-25 upa) and Low Density (8-10 upa) to Medium Density (6-10 upa) when the project is considered for final adoption.

RES.R06-1397

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16036" pass its first reading.  
RES.R06-1398 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16036" pass its second reading.  
RES.R06-1399 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16036" be held at the  
City Hall on June 26, 2006, at 7:00 p.m.  
RES.R06-1400 Carried

## NEWTON

7. **7906-0179-00**  
**14825 - 59 Avenue**  
**Mark Nowatny/Qualico Developments (Vancouver) Inc., Inc. No. A26101**  
Development Variance Permit  
*Development Variance Permit to allow driveway access from the front street.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14825 - 59 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations of the RF-12 Zone:
  - relax the off-street parking provision that requires access to the subject property from the lane to the west

in order to permit the development of a driveway access from a street at the front of the lot.



The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That:

1. Council approve Development Variance Permit No. 7906-0179-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to waive the requirement of the off-street parking provision to allow access to the subject property from 59 Avenue.

RES.R06-1401

Carried

**SOUTH SURREY**

8. **7906-0033-00**  
**13589 Marine Drive**  
**Greg Sewell, Coastland Engineering & Surveying Ltd.**  
**Wilfred Tibbe/Alan and Zoe Strand**  
Development Variance Permit  
*Development Variance Permit to vary minimum lot depths in order to permit the development of a two lot single-family residential subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13589 Marine Drive.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - to vary the minimum lot depth requirement of the RF Zone from 28 m (90 ft) to 26.9 m (88 ft) for proposed Lot 1 and from 28 m (90 ft) to 26.0 m (85 ft) for proposed Lot 2

in order to allow subdivision into two single family residential lots.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That:

1. Council approve Development Variance Permit No. 7906-0033-00, (Appendix VI ) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lot 1 and from 28 m (90 ft) to 26.0 m (85 ft) for proposed Lot 2.
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R06-1402

Carried

9. **7905-0333-00**  
**2961 Semiahmoo Trail**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./**  
**Nico River Developments Ltd.**  
Rezoning/Development Variance Permit  
*Rezone from RA to RH-G to permit a 6 lot residential subdivision. Development Variance Permit to vary the front yard and side yard setbacks on proposed Lot 6.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 2961 Semiahmoo Trail.

The applicant is proposing:

- a rezoning from RA to RH-G; and
- a Development Variance Permit to vary the following by-law regulations:
  - relax the front yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lot 6; and
  - increase the north and south side yard setbacks from 3.0 metres (10 ft.) to 10 metres (32.8 ft.) for proposed Lot 6

in order to permit the development of 6 suburban single family residential lots.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was  
Moved by Councillor Bose  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0333-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lot 6; and
  - (b) to increase the minimum side yard setback of the RH-G Zone from 3.0 metres (10 ft.) to 10 metres (32.8 ft.) for the north and south side yards for proposed Lot 6.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect for the 10 metre (32.8 ft.) wide landscaped buffer adjacent to Semiahmoo Trail;
  - (e) submission of a Letter of Credit for the landscaping buffer along Semiahmoo Trail;
  - (f) ensure the applicant addresses the issues of open space with the Parks, Recreation and Culture Department to facilitate the improvements along Semiahmoo Trail and landscaping within the proposed open space at the west side of the development site;



- (g) ensure that the applicant incorporate in the Building Scheme, the Parks, Recreation & Culture Department's requirements for a low permeable fence with gate access to the lots backing onto Semiahmoo Trail and the proposed open space;
- (h) submission of a Restrictive Covenant and security that requires relocation of any driveways that currently provide vehicular access to Semiahmoo Trail; and
- (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 6 to protect the 10 metre (33 ft.) wide landscaped buffer for Semiahmoo Trail and a 1.8 metre (6 ft.) setback for the dwelling from the 10 metre (33 ft.) wide buffer.

RES.R06-1403

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16037" pass its first reading.

RES.R06-1404

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16037" pass its second reading.

RES.R06-1405

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16037" be held at the  
 City Hall on June 26, 2006, at 7:00 p.m.

RES.R06-1406

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

- 10. **7906-0017-00**  
**4947 - 192 Street**  
**John Kim c/o Hi-Knoll Driving Range/Cho Kwang Kim and Hae Sook Kim**  
 Temporary Use Permit  
*Renewal of Temporary Commercial Use Permit to allow the continued use of a  
 portion of the property as a golf driving range in the ALR on a temporary basis.*

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 4947 - 192 Street.

The applicant is proposing:

- a renewal of a Temporary Commercial Use Permit

in order to allow the continued use of a portion of the property at 4947 - 192 Street for a golf driving range for a period not to exceed two years, from the original date of expiry, while the owners seek a rezoning to permit the driving range including and a mini-golf and accessory uses as permanent uses.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Council approve Temporary

Commercial Use Permit No. 7906-0017-00 (Appendix VI) to extend Temporary

Commercial Use Permit No. 7904-0088-00 to proceed to Public Notification.

RES.R06-1407

Carried

### RESIDENTIAL/INSTITUTIONAL

#### 11. 7905-0383-00

9277 - 121 Street

**Joe Dhaliwal c/o Doon Developments Ltd./Doon Developments Ltd., Inc.  
No. 469310**

**Rezoning/Development Permit/Development Variance Permit**

*Rezoned from CD (By-law No. 12892) to a new CD Zone. Development Permit to allow for the development of 27 townhouse units. DVP to relax the outdoor amenity space requirement.*

#### Delegation

Joe Dhaliwal was in attendance and commented that he has owned the property for 13 years. He noted that he would agree to decreasing one unit in order to increase the play area. He added that fencing and hedging would be added along the north property line.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 9277 - 121 Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 12892) to a new CD; and
- a Development Permit

in order to permit the development of 27 townhouse units.

The Acting General Manager, Planning & Development was recommending that the application be denied.

It was received.

Moved by Councillor Steele  
 Seconded by Councillor Hunt  
 That photos as submitted by J. Dhaliwal be

RES.R06-1408

Carried

It was back to staff to take into consideration the issues raised within the staff memo and the comments provided by Council.

Moved by Councillor Bose  
 Seconded by Councillor Martin  
 That Application 7905-0383-00 be referred

Defeated with Councillors Higginbotham, Hunt, Hepner, Steele, and Gill against.

It was forward for a bylaw with the applicant's consideration of the removal of one unit and the incorporation of a larger children's play area and that the application move forward to public hearing.

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Application 7905-0383-00 be brought

RES.R06-1409

Carried with Councillor Hunt against.

**C. CORPORATE REPORTS**

1. The Corporate Report under date of June 12, 2006 was considered and dealt with as follows:

**Item No. L007**      Development Permit Application No. 7905-0329-00 -  
 Proposed Industrial Buildings in South Cloverdale:  
 18515 - 53 Avenue & 5298 - 185A Street Follow-up to  
 Two Delegations to Council  
 File: 7905-0329-00

The Acting General Manager of Planning & Development submitted a report to:



1. Provide information to Council, regarding the issues raised at the April 24, 2006, Regular Council – Land Use meeting by the delegation, Mr. Mike McLennan;
2. Provide information to Council, regarding the issues raised at the May 29, 2006, Regular Council – Land Use meeting by the delegation, Dr. Chiku Verma;
3. Report on the progress made during the meetings held with the applicant and the neighbourhood residents, regarding the residential-industrial interface; and
4. Provide recommendations regarding the residential-industrial interface for Council's consideration.

The Acting General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Council:

1. Receive this report as information;
2. Instruct staff to incorporate minor modifications to Building C and the Landscape Plan in the Development Permit drawings, as shown on Appendices I, II and III;
3. Require the registration of a Section 219 Restrictive Covenant to prohibit automobile painting and bodywork;
4. Require the registration of a Section 219 Restrictive Covenant to restrict the height of Building C or any other building built on the eastern portion of the site, to 8.15 metres (26.7 feet); and
5. Instruct the City Clerk to forward a copy of this Corporate Report to the two delegations, Mr. Mike McLennan and Dr. Chiku Verma and to the applicant.

RES.R06-1410

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

- 1. Gordon Peter Chittim**  
**On Behalf of Ten (10) Petitioners**  
File: 6630-01; 0550-20-10

The Mayor noted that the delegation by Gordon Peter Chittim, on behalf of ten (10) petitioners regarding the noise problem at 9985 Grace Road was deferred to a later date.

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15828"

7905-0060-00 - Peter and Petronella Yzerman, c/o H.Y. Engineering Ltd.  
(Richard Brooks)

RA to RH (BL 12000) - 16264 - 90 Avenue - to allow subdivision into two single family lots.

Approved by Council: September 6, 2005

- \* Planning & Development advise that (see memorandum dated May 31, 2006 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15828" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1411

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15853"

7905-0175-00 - Colang Developments Ltd., c/o Colang Developments Ltd.  
(Cameron MacKay)

CD (BL 13885) to RF (BL 12000) - 3422 - 144 Street - to allow  
subdivision into two single family residential lots.

Approved by Council: October 3, 2005

- \* Planning & Development advise that (see memorandum dated June 12, 2006 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that the applicant has provided restrictive covenants to limit the building setbacks and ensure adequate rear yard separation from the Crescent Townhouses development to the east, and to dictate the driveway locations.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15853" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1412

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15346"

7903-0271-00 - Cherington Intercare Inc., c/o Richard Balfour & Co. Architect

RMS-1 and RF (BL 12000) to RMS-2 (BL 12000) -  
13427/53/75 - 111A Avenue and 13476 - 112 Avenue - to permit the  
expansion of the existing care facility in Surrey City Centre.

Approved by Council: April 5, 2004

**Note:** A Development Permit (7903-0271-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

**Note:** The Public Hearing on this application was held on April 19, 2004. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- \* Planning & Development advise that (see memorandum dated June 5, 2006 in by-law backup) the reason for the delay in bringing this application to Final



Adoption was due to major servicing issues which had to be resolved before the servicing agreement associated with this project could be completed.

In addition, at the Public Hearing two area residents expressed concern that the proposal may result in a loss of views. The architect and developer subsequently met with these individuals to discuss the issue (see further details in memorandum from Planning & Development in by-law backup).

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15346" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1413

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15886"

7905-0042-00 - Newton Hotels Ltd., 7272 KG Capital Inc.  
c/o Urban Design Group Architects Ltd. (Paul Chiu)

C-8 (BL 12000) and C-R(1) (BL 5942) to CD (BL 12000) - 7272 and  
7300 King George Highway, Portion of King George Highway - to permit  
the development of a commercial shopping centre comprising of a super  
market, a drug store, a drive-through restaurant and retail stores with a  
total floor area of 7,838.9 m<sup>2</sup> (84,380 sq. ft.).

Approved by Council: November 28, 2005

**Note:** A Development Permit (7905-0042-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(c) of this agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15886" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1414

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15891"

7905-0219-00 - Steven Thornton, c/o Blue Water Marine Ltd., and  
c/o 0617083 BC Inc.

RA to RF (BL 12000) - 9468 - 162A Street - to allow subdivision into  
approximately six (6) single family lots.

Approved by Council: December 12, 2005

- \* Planning & Development advise that (see memorandum dated June 9, 2006 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15891" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1415

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0271-00**  
**Richard Balfour/Cherington Intercare Inc.**  
 13427/53/75 - 111A Avenue; 13476 - 112 Avenue

Memo received from the Manager, Area Planning & Development - North Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7903-0271-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See By-law 15346 under Item H.3.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Development Permit No 7903-0271-00  
 be approved; that the Mayor and Clerk be authorized to sign the  
 Development Permit; and that Council authorize the transfer of the Permit  
 to the heirs, administrators, executors, successors, and assigns of the title  
 of the land within the terms of the Permit.

RES.R06-1416

Carried

- (b) **Development Permit No. 7905-0161-00**  
**649907 BC Ltd. (Wolfe Mitsubishi)**  
19265 Highway No. 10 (Langley By-pass)

Memo received from the Manager, Area Planning & Development - North Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7905-0161-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Permit  
No. 7905-0161-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R06-1417

Carried

- (c) **Development Permit No. 7905-0042-00**  
**Paul Chiu, Urban Design Group Architects Ltd.**  
**7272 KGH Capital Inc., Newton Hotels Ltd.**  
7272 and 7300 King George Highway  
Portion of King George Highway

Memo received from the Manager, Area Planning & Development - South Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7905-0042-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See By-law 15886 under Item H.4.



It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Permit

No. 7905-0042-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R06-1418

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Regular Council - Land Use

meeting do now adjourn.

RES.R06-1419

Carried

The Regular Council- Land Use meeting adjourned at 4:03 p.m.

Certified Correct:

Susan Palmer  
Deputy City Clerk

[Signature]  
Mayor